

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

145, High Street,

Macclesfield, SK11 7QS

A substantial mid-terraced cottage with well balanced accommodation over two floors with views towards Macclesfield golf course.

Guide Price £199,000

Constructed of brick with rendered elevations, this substantial terraced property offers the discerning purchaser a well balanced home occupying a popular and convenient location within short walking distance of Macclesfield town centre. The accommodation briefly comprises on the ground floor a lounge, dining room with access to cellar, kitchen with access to the private courtyard. To the first floor the landing allows access to two good sized bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

There is a private enclosed courtyard to the rear with a brick outhouse.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

Directions: From Arighi Bianchi furniture store continue along the silk road in the direction of Leek. Before the traffic lights at Byrons Lane turn right into Byrons Street turning left after a short distance into High Street where the property can be found on the right hand side.

ACCOMMODATION

LOUNGE 13'4" x 11'11"
With radiator and views towards Macclesfield golf club.

DINING ROOM 10'2" x 9'7"
With radiator, access to cellar, stairs to first floor.

CELLAR

KITCHEN 7'6" x 6'8"
With high gloss units including base cupboards and drawers , wall cupboards and worktops, gas cooker point, stainless steel sink unit, plumbing for washing machine, tiled floor, door to rear courtyard.

FIRST FLOOR

LANDING
With radiator, built-in cupboard/wardrobe.

BEDROOM 1 11'11" x 11'6" (plus recess)
With built-in wardrobe, radiator, wonderful views.

BEDROOM 2 10'1" x 6'
With radiator.

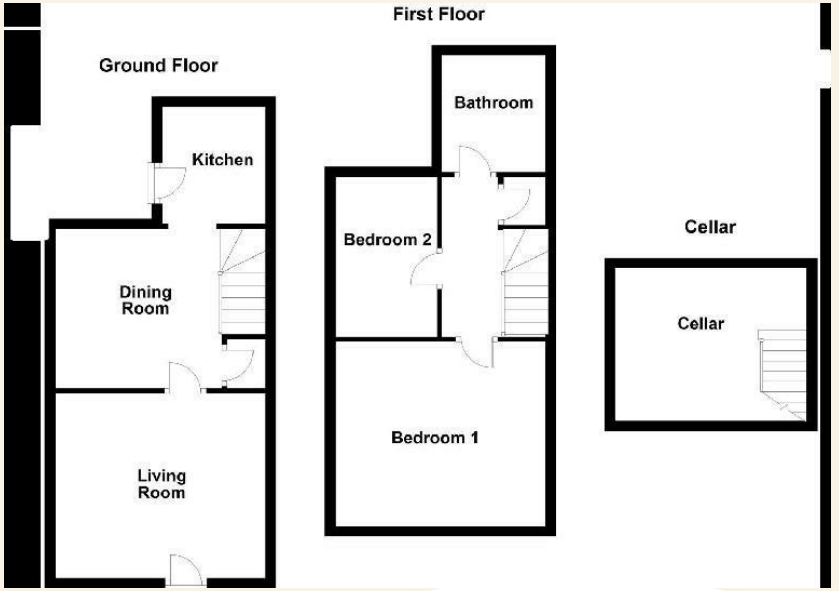
BATHROOM/WC
Paneled bath with overhead shower, low level WC, pedestal wash hand basin, radiator/towel rail, part tiled walls.

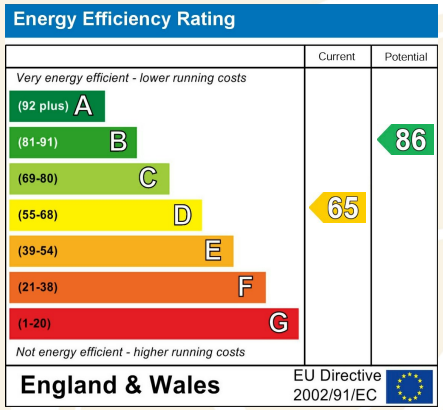
OUTSIDE
Private courtyard with brick outhouse.

Tenure:
Leasehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:
Strictly by appointment through the Agents.

Possession:
Vacant possession upon completion.





PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE
SK10 4DG

TELEPHONE: 01625 828254
EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535
EMAIL: BOLLINGTON@HOLMESNADEN.COM

THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.







